



Photograph: Linda T. Hubbard

– FACT SHEET –

<b>DESCRIPTION</b>	LeylandAlliance LLC has been selected as Master Developer of an approximately 30-acre site along the Hudson River waterfront in the historic City of Newburgh, N.Y. The development site boasts spectacular views of the Hudson River, is adjacent to a fast growing waterfront restaurant and entertainment district, and is expected to help revitalize Newburgh and connect the City's waterfront to Broadway, Newburgh's Main Street. The City-owned property was cleared during a period of urban renewal, but never redeveloped. The area is in close proximity to a proposed new campus for Orange County Community College and a popular ferry service that takes commuters across the river to the Beacon Metro North train station.
<b>LOCATION</b>	The City of Newburgh is located sixty miles north of New York City on the western side of the Hudson River in Orange County, New York. It is a small, densely settled community of 3.9 square miles bounded by the Town of Newburgh on the west and north, the Hudson River on the east and the Town of New Windsor on the south.
<b>SCOPE OF DEVELOPMENT</b>	City of Newburgh officials and residents hope to see a vibrant new mixed-use neighborhood emerge from this public-private initiative. The goal would be to create a place in which people can live, work, learn and play – a place in which retail, office and residential buildings are interspersed with civic structures, public parks and squares for all to enjoy. A vision for the neighborhood, and for future development throughout Newburgh's waterfront district, will emerge as part of a public design charrette, to be led by Andres Duany, the pre-eminent New Urbanist planner and founder of his firm, Duany Plater-Zyberk & Company. Mr. Duany and his team of architects and planners will conduct the charrette from January 31 through February 6, 2007.
<b>DEVELOPER</b>	The Newburgh waterfront project is a public-private initiative between the City of Newburgh and LeylandAlliance LLC.
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